HOUSING MARKET INFORMATION

HOUSING NOW
Greater Toronto Area

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: February 2013

New Home Market

Total starts activity slows in the GTA

A total of 1,405 homes were started in the Greater Toronto Area (GTA) in January 2013, compared to 3,881 started during the same time last year. Pronounced declines in condominium apartment starts were largely responsible for the overall decline in construction activity. While single-detached home starts fell by over 20 per cent in January 2013 from the same time period a year earlier, they occupied a greater share of total housing activity during January 2013.

Condominium apartment starts continued to be concentrated within the City of Toronto. Low density housing starts, such as single-detached, semi-detached, and town homes, mainly occurred in Peel and York regions, accounting for nearly half of all housing starts in January 2013.

Given the record level of high rise starts in 2012, total units under construction increased by nearly 28 per cent to 69,099 units in January 2013 from the same month a year earlier.

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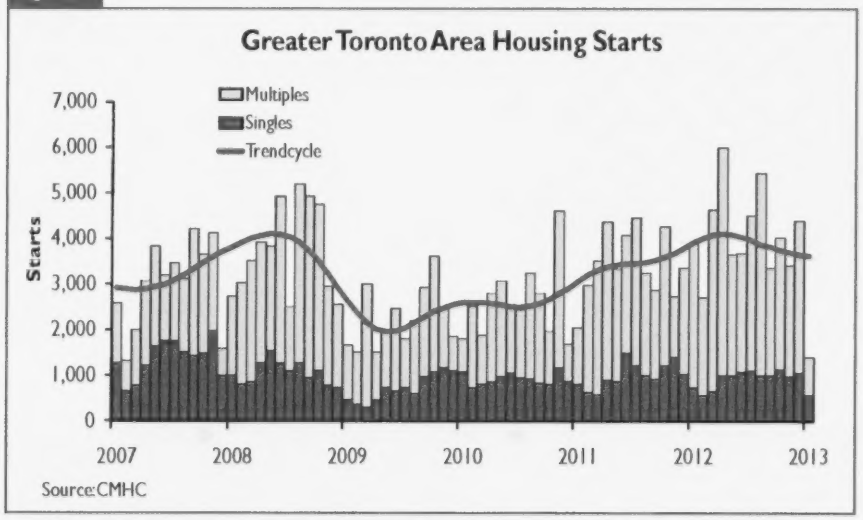

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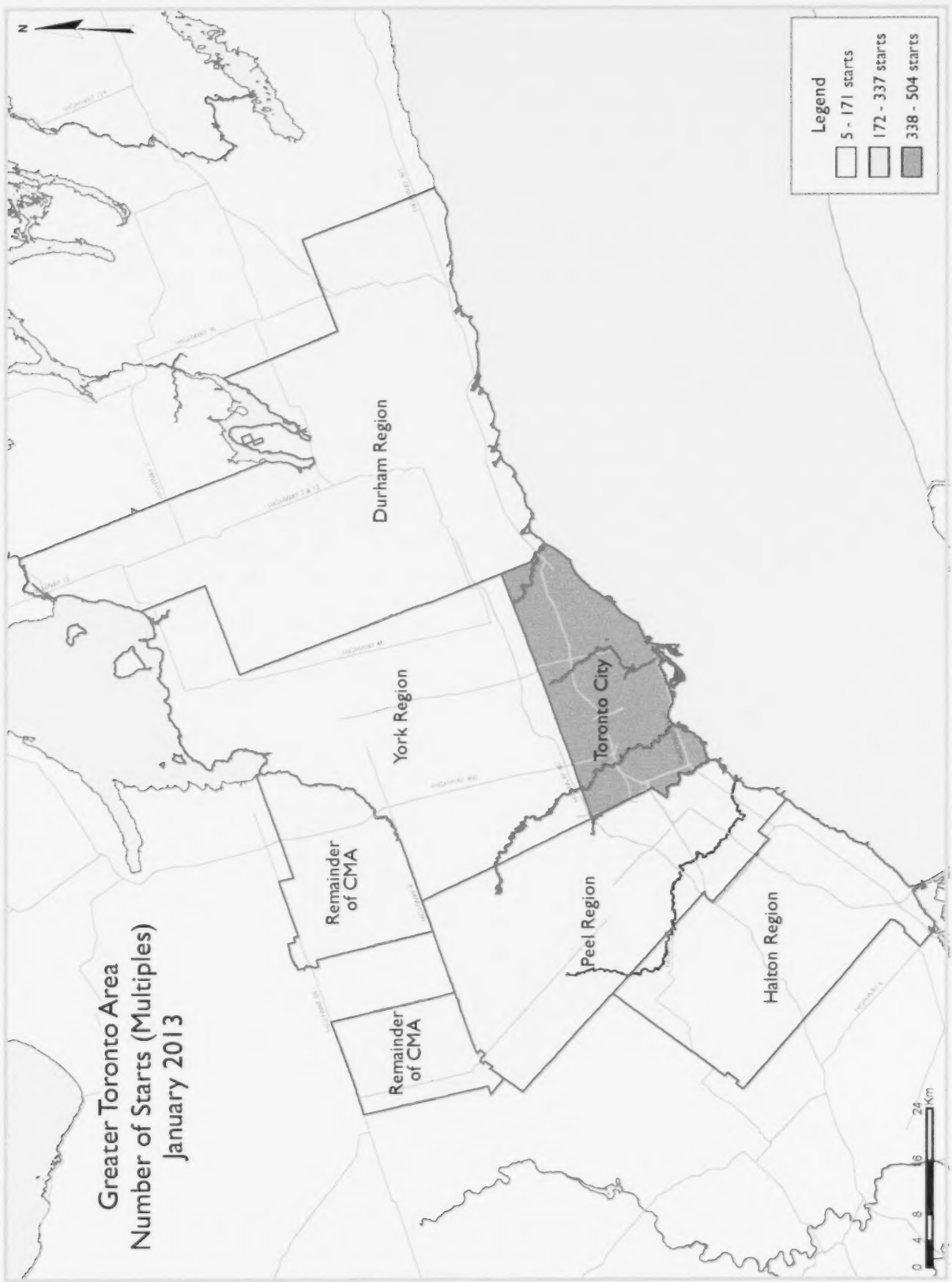
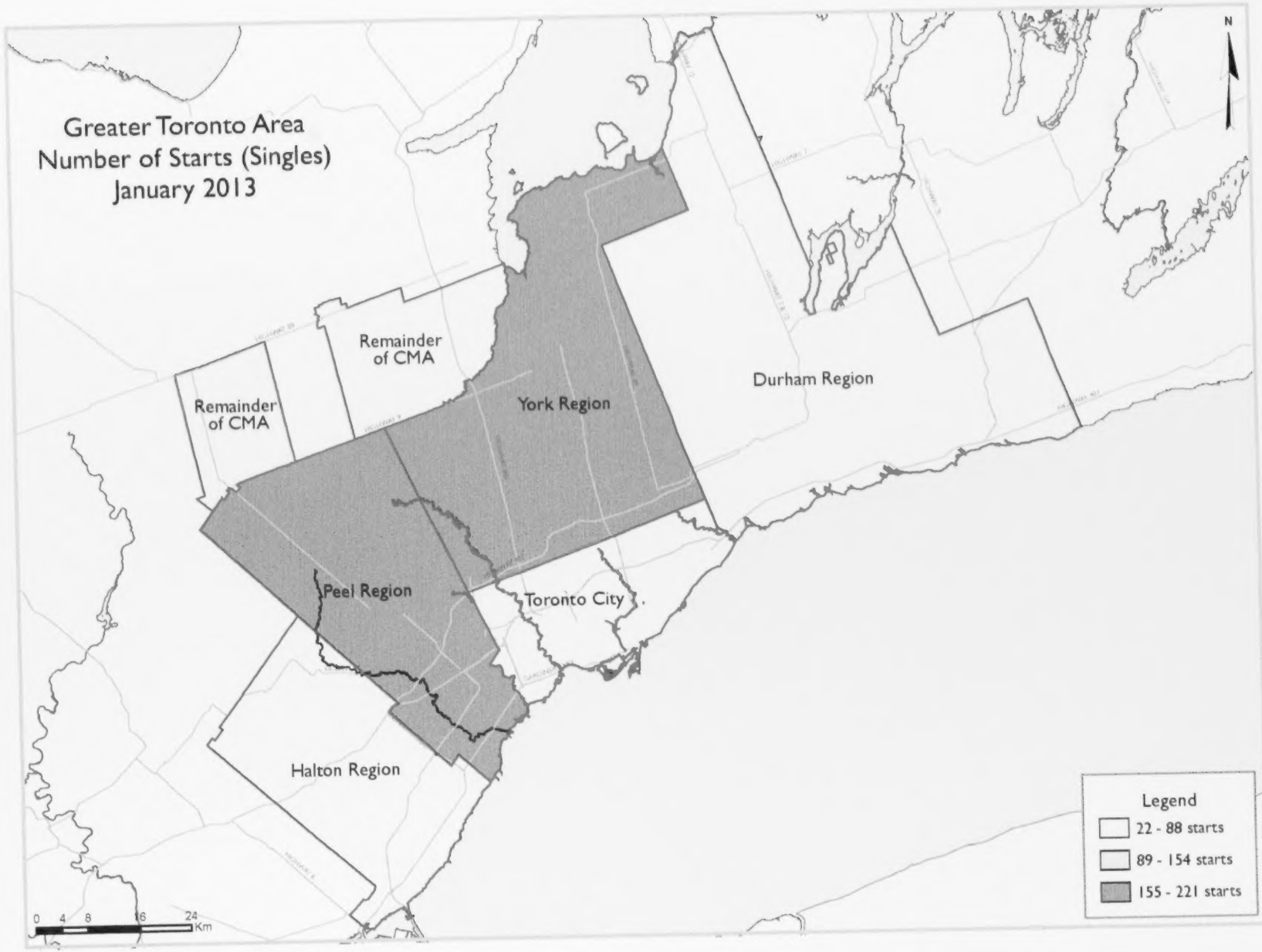
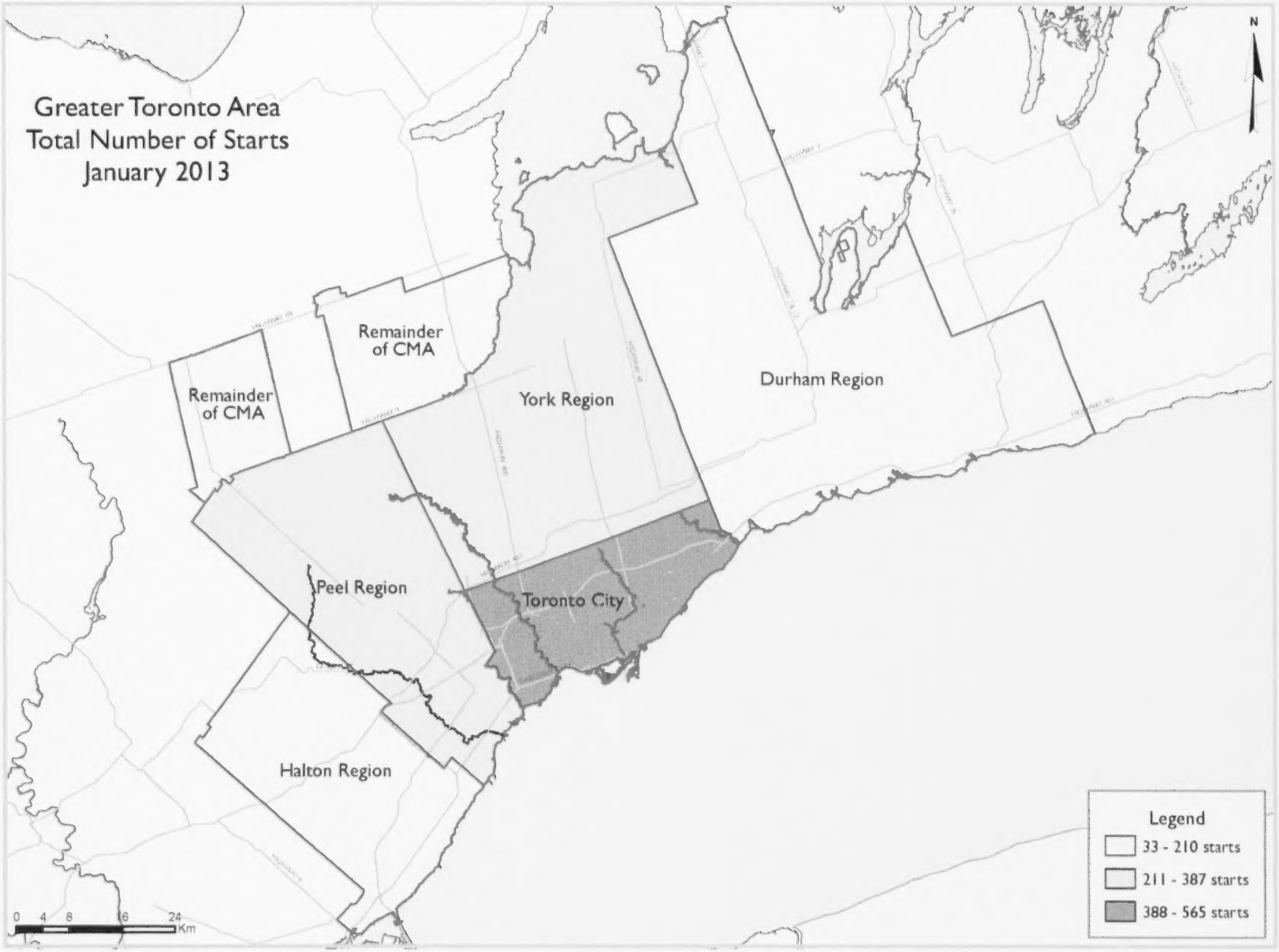

Greater Toronto Area
Number of Starts (Multiples)
January 2013
Legend
5 - 171 starts
172 - 337 starts
338 - 504 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km


Greater Toronto Area
Number of Starts (Singles)
January 2013
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
0 4 8 16 24 Km
Legend
22 - 88 starts
89 - 154 starts
155 - 221 starts


Greater Toronto Area
Total Number of Starts
January 2013
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Toronto City
Halton Region
0 4 8 16 24
Km
Legend
33 - 210 starts
211 - 387 starts
388 - 565 starts

Greater Toronto Area
Number of Starts (Multiples)
January - January 2013
N
Legend
5 - 171 starts
172 - 337 starts
338 - 504 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
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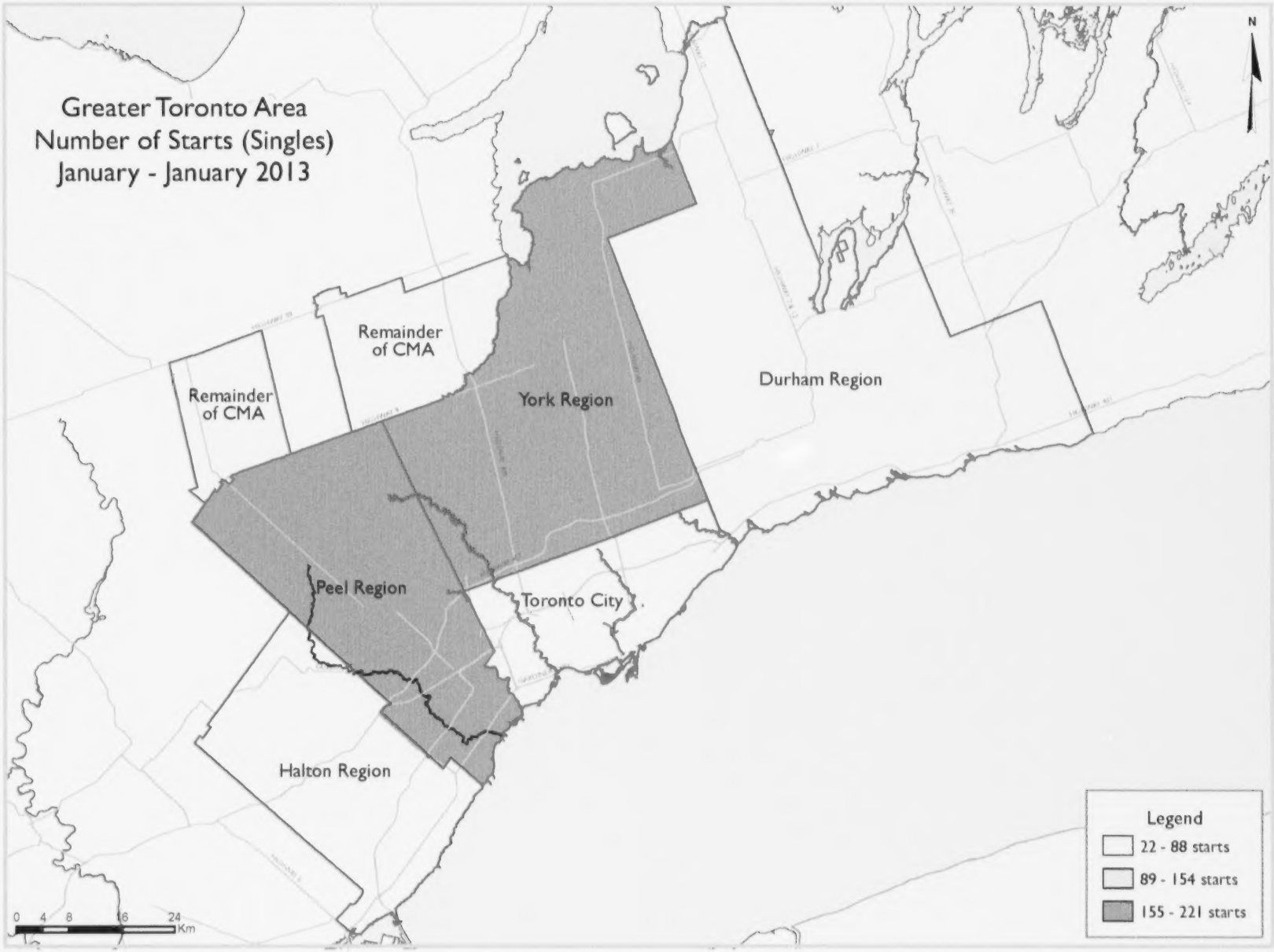
Greater Toronto Area
Number of Starts (Singles)
January - January 2013
N
Remainder of CMA
Remainder of CMA
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Durham Region
Peel Region
Toronto City
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22 - 88 starts
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Greater Toronto Area
Total Number of Starts
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33 - 210 starts
211 - 387 starts
388 - 565 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0 4 8 16 24 Km

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
Remainder of CMA	Bradford / West Gwliimbury, Town of Mono, New Techumseth, Orangeville

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
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1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Toronto CMA
January 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
January 2013	508	240	120	2	24	414	0	4	1,312
January 2012	718	94	500	0	76	2,277	8	138	3,811
% Change	-29.2	155.3	-76.0	n/a	-68.4	-81.8	-100.0	-97.1	-65.6
Year-to-date 2013	508	240	120	2	24	414	0	4	1,312
Year-to-date 2012	718	94	500	0	76	2,277	8	138	3,811
% Change	-29.2	155.3	-76.0	n/a	-68.4	-81.8	-100.0	-97.1	-65.6
UNDER CONSTRUCTION									
January 2013	8,198	2,055	3,577	30	960	49,954	22	2,790	67,587
January 2012	8,525	1,548	3,295	24	1,063	35,359	20	2,946	52,780
% Change	-3.8	32.8	8.6	25.0	-9.7	41.3	10.0	-5.3	28.1
COMPLETIONS									
January 2013	763	176	417	6	95	943	0	181	2,581
January 2012	1,040	250	438	0	34	1,106	4	765	3,637
% Change	-26.6	-29.6	-4.8	n/a	179.4	-14.7	-100.0	-76.3	-29.0
Year-to-date 2013	763	176	417	6	95	943	0	181	2,581
Year-to-date 2012	1,040	250	438	0	34	1,106	4	765	3,637
% Change	-26.6	-29.6	-4.8	n/a	179.4	-14.7	-100.0	-76.3	-29.0
COMPLETED & NOT ABSORBED									
January 2013	138	15	93	0	11	958	n/a	n/a	1,215
January 2012	101	9	68	0	21	962	n/a	n/a	1,161
% Change	36.6	66.7	36.8	n/a	-47.6	-0.4	n/a	n/a	4.7
ABSORBED									
January 2013	757	179	395	6	95	894	n/a	n/a	2,326
January 2012	1,027	266	431	0	23	992	n/a	n/a	2,739
% Change	-26.3	-32.7	-8.4	n/a	**	-9.9	n/a	n/a	-15.1
Year-to-date 2013	757	179	395	6	95	894	n/a	n/a	2,326
Year-to-date 2012	1,027	266	431	0	23	992	n/a	n/a	2,739
% Change	-26.3	-32.7	-8.4	n/a	**	-9.9	n/a	n/a	-15.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Oshawa CMA
January 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
January 2013	68	26	0	0	0	0	27	0	121
January 2012	78	0	24	0	0	0	0	0	102
% Change	-12.8	n/a	-100.0	n/a	n/a	n/a	n/a	n/a	18.6
Year-to-date 2013	68	26	0	0	0	0	27	0	121
Year-to-date 2012	78	0	24	0	0	0	0	0	102
% Change	-12.8	n/a	-100.0	n/a	n/a	n/a	n/a	n/a	18.6
UNDER CONSTRUCTION									
January 2013	629	66	81	0	149	190	38	152	1,305
January 2012	769	0	186	0	95	36	39	48	1,173
% Change	-18.2	n/a	-56.5	n/a	56.8	**	-2.6	**	11.3
COMPLETIONS									
January 2013	79	6	9	0	8	0	0	0	102
January 2012	97	0	41	0	13	0	7	2	160
% Change	-18.6	n/a	-78.0	n/a	-38.5	n/a	-100.0	-100.0	-36.3
Year-to-date 2013	79	6	9	0	8	0	0	0	102
Year-to-date 2012	97	0	41	0	13	0	7	2	160
% Change	-18.6	n/a	-78.0	n/a	-38.5	n/a	-100.0	-100.0	-36.3
COMPLETED & NOT ABSORBED									
January 2013	7	0	0	0	2	9	n/a	n/a	18
January 2012	10	0	1	0	2	10	n/a	n/a	23
% Change	-30.0	n/a	-100.0	n/a	0.0	-10.0	n/a	n/a	-21.7
ABSORBED									
January 2013	79	6	9	0	8	0	n/a	n/a	102
January 2012	101	0	41	0	14	0	n/a	n/a	156
% Change	-21.8	n/a	-78.0	n/a	-42.9	n/a	n/a	n/a	-34.6
Year-to-date 2013	79	6	9	0	8	0	n/a	n/a	102
Year-to-date 2012	101	0	41	0	14	0	n/a	n/a	156
% Change	-21.8	n/a	-78.0	n/a	-42.9	n/a	n/a	n/a	-34.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1c: Housing Activity Summary of Greater Toronto Area January 2013									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
January 2013	563	266	107	0	24	414	27	4	1,405
January 2012	739	94	549	0	76	2,277	8	138	3,881
% Change	-23.8	183.0	-80.5	n/a	-68.4	-81.8	**	-97.1	-63.8
Year-to-date 2013	563	266	107	0	24	414	27	4	1,405
Year-to-date 2012	739	94	549	0	76	2,277	8	138	3,881
% Change	-23.8	183.0	-80.5	n/a	-68.4	-81.8	**	-97.1	-63.8
UNDER CONSTRUCTION									
January 2013	8,646	2,067	3,591	13	1,143	50,636	60	2,942	69,099
January 2012	9,015	1,516	3,522	14	1,175	35,624	59	3,069	53,994
% Change	-4.1	36.3	2.0	-7.1	-2.7	42.1	1.7	-4.1	28.0
COMPLETIONS									
January 2013	760	170	419	0	99	943	0	181	2,572
January 2012	1,121	238	479	0	55	1,106	11	767	3,777
% Change	-32.2	-28.6	-12.5	n/a	80.0	-14.7	-100.0	-76.4	-31.9
Year-to-date 2013	760	170	419	0	99	943	0	181	2,572
Year-to-date 2012	1,121	238	479	0	55	1,106	11	767	3,777
% Change	-32.2	-28.6	-12.5	n/a	80.0	-14.7	-100.0	-76.4	-31.9
COMPLETED & NOT ABSORBED									
January 2013	154	13	77	0	13	967	n/a	n/a	1,224
January 2012	115	9	69	0	26	996	n/a	n/a	1,215
% Change	33.9	44.4	11.6	n/a	-50.0	-2.9	n/a	n/a	0.7
ABSORBED									
January 2013	752	173	397	0	99	894	n/a	n/a	2,315
January 2012	1,110	254	472	0	45	1 002	n/a	n/a	2,883
% Change	-32.3	-31.9	-15.9	n/a	120.0	-10.8	n/a	n/a	-19.7
Year-to-date 2013	752	173	397	0	99	894	n/a	n/a	2,315
Year-to-date 2012	1,110	254	472	0	45	1,002	n/a	n/a	2,883
% Change	-32.3	-31.9	-15.9	n/a	120.0	-10.8	n/a	n/a	-19.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
January 2013	61	52	17	0	19	414	0	2	565
January 2012	82	2	32	0	68	1,133	0	138	1,455
York Region									
January 2013	221	38	86	0	0	0	0	2	347
January 2012	246	18	204	0	0	1,108	8	0	1,584
Peel Region									
January 2013	175	150	4	0	0	0	0	0	329
January 2012	204	66	151	0	0	0	0	0	421
Halton Region									
January 2013	28	0	0	0	5	0	0	0	33
January 2012	95	0	130	0	0	36	0	0	261
Durham Region									
January 2013	78	26	0	0	0	0	27	0	131
January 2012	112	8	32	0	8	0	0	0	160
Toronto CMA									
January 2013	508	240	120	2	24	414	0	4	1,312
January 2012	718	94	500	0	76	2,277	8	138	3,811
Oshawa CMA									
January 2013	68	26	0	0	0	0	27	0	121
January 2012	78	0	24	0	0	0	0	0	102
Greater Toronto Area									
January 2013	563	266	107	0	24	414	27	4	1,405
January 2012	739	94	549	0	76	2,277	8	138	3,881

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
January 2013	1,336	220	594	0	228	40,246	14	2,297	44,935
January 2012	1,173	104	956	0	122	27,950	0	2,656	32,961
York Region									
January 2013	2,023	446	1,369	3	153	6,314	0	243	10,551
January 2012	2,673	272	811	4	286	3,894	12	90	8,042
Peel Region									
January 2013	3,365	1,135	780	10	166	2,564	8	250	8,279
January 2012	2,488	938	832	10	407	2,485	8	200	7,368
Halton Region									
January 2013	909	178	650	0	373	1,322	0	0	3,432
January 2012	1,413	130	516	0	213	1,024	0	75	3,371
Durham Region									
January 2013	1,013	88	198	0	223	190	38	152	1,902
January 2012	1,268	72	407	0	147	271	39	48	2,252
Toronto CMA									
January 2013	8,198	2,055	3,577	30	960	49,954	22	2,790	67,587
January 2012	8,525	1,548	3,295	24	1,063	35,359	20	2,946	52,780
Oshawa CMA									
January 2013	629	66	81	0	149	190	38	152	1,305
January 2012	769	0	186	0	95	36	39	48	1,173
Greater Toronto Area									
January 2013	8,646	2,067	3,591	13	1,143	50,636	60	2,942	69,099
January 2012	9,015	1,516	3,522	14	1,175	35,624	59	3,069	53,994

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
January 2013	73	14	155	0	0	853	0	179	1,274
January 2012	89	148	198	0	21	946	0	683	2,085
York Region									
January 2013	295	62	138	0	12	0	0	0	507
January 2012	473	38	157	0	13	0	4	2	687
Peel Region									
January 2013	220	66	39	0	28	0	0	0	353
January 2012	270	30	6	0	0	0	0	0	306
Halton Region									
January 2013	52	22	78	0	51	90	0	2	295
January 2012	80	2	40	0	8	160	0	80	370
Durham Region									
January 2013	120	6	9	0	8	0	0	0	143
January 2012	209	20	78	0	13	0	7	2	329
Toronto CMA									
January 2013	763	176	417	6	95	943	0	181	2,581
January 2012	1,040	250	438	0	34	1,106	4	765	3,637
Oshawa CMA									
January 2013	79	6	9	0	8	0	0	0	102
January 2012	97	0	41	0	13	0	7	2	160
Greater Toronto Area									
January 2013	760	170	419	0	99	943	0	181	2,572
January 2012	1,121	238	479	0	55	1,106	11	767	3,777

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
January 2013	71	7	37	0	6	826	n/a	n/a	947
January 2012	49	5	47	0	8	776	n/a	n/a	885
York Region									
January 2013	15	2	5	0	0	25	n/a	n/a	47
January 2012	13	0	13	0	11	111	n/a	n/a	148
Peel Region									
January 2013	20	4	28	0	2	74	n/a	n/a	128
January 2012	25	4	0	0	2	74	n/a	n/a	105
Halton Region									
January 2013	26	0	0	0	0	24	n/a	n/a	50
January 2012	12	0	2	0	3	25	n/a	n/a	42
Durham Region									
January 2013	22	0	7	0	5	18	n/a	n/a	52
January 2012	16	0	7	0	2	10	n/a	n/a	35
Toronto CMA									
January 2013	138	15	93	0	11	958	n/a	n/a	1,215
January 2012	101	9	68	0	21	962	n/a	n/a	1,161
Oshawa CMA									
January 2013	7	0	0	0	2	9	n/a	n/a	18
January 2012	10	0	1	0	2	10	n/a	n/a	23
Greater Toronto Area									
January 2013	154	13	77	0	13	967	n/a	n/a	1,224
January 2012	115	9	69	0	26	996	n/a	n/a	1,215

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
January 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
January 2013	66	16	133	0	0	804	n/a	n/a	1,019
January 2012	92	150	191	0	12	832	n/a	n/a	1,277
York Region									
January 2013	295	63	138	0	12	0	n/a	n/a	508
January 2012	472	38	153	0	11	0	n/a	n/a	674
Peel Region									
January 2013	222	66	39	0	28	0	n/a	n/a	355
January 2012	262	44	9	0	0	0	n/a	n/a	315
Halton Region									
January 2013	55	22	78	0	51	90	n/a	n/a	296
January 2012	75	2	40	0	8	170	n/a	n/a	295
Durham Region									
January 2013	114	6	9	0	8	0	n/a	n/a	137
January 2012	209	20	79	0	14	0	n/a	n/a	322
Toronto CMA									
January 2013	757	179	395	6	95	894	n/a	n/a	2,326
January 2012	1,027	266	431	0	23	992	n/a	n/a	2,739
Oshawa CMA									
January 2013	79	6	9	0	8	0	n/a	n/a	102
January 2012	101	0	41	0	14	0	n/a	n/a	156
Greater Toronto Area									
January 2013	752	173	397	0	99	894	n/a	n/a	2,315
January 2012	1,110	254	472	0	45	1,002	n/a	n/a	2,883

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Toronto CMA 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	10,657	2,233	4,828	39	983	27,413	28	1,923	48,105
% Change	-4.9	12.1	11.2	-2.5	-5.2	42.8	133.3	0.1	21.0
2011	11,207	1,992	4,340	40	1,037	19,195	12	1,922	39,745
% Change	13.4	21.8	30.4	-18.4	-24.4	65.7	-57.1	46.7	36.1
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Oshawa CMA 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	1,153	50	111	0	185	154	2	148	1,803
% Change	-16.7	25.0	-44.2	n/a	21.7	**	-80.0	**	-3.0
2011	1,384	40	199	0	152	30	10	44	1,859
% Change	-10.1	150.0	-13.9	n/a	70.8	n/a	n/a	**	-1.5
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3
2003	3,074	172	549	0	0	72	0	40	3,907

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts in the Greater Toronto Area 2003 - 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2012	11,285	2,219	4,919	3	1,204	27,905	30	2,071	49,637
% Change	-6.8	11.8	7.5	-81.3	-1.0	44.0	36.4	5.3	20.3
2011	12,105	1,984	4,576	16	1,216	19,375	22	1,966	41,260
% Change	9.3	12.7	27.6	-36.0	-19.9	61.2	-21.4	48.7	31.6
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-23.7	-15.7	-35.2	**	39.0	134.9	**	111.0	23.6
2007	16,550	2,890	4,674	18	1,605	9,615	4	803	36,159
% Change	2.3	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.7
2006	16,179	2,894	4,287	12	1,673	13,824	17	1,626	40,512
% Change	-10.7	-14.5	-15.3	-65.7	-16.0	-6.6	-90.0	-3.9	-10.5
2005	18,127	3,383	5,059	35	1,992	14,800	170	1,692	45,258
% Change	-15.3	-7.5	-0.2	-12.5	23.9	13.5	120.8	27.9	-2.1
2004	21,413	3,656	5,068	40	1,608	13,041	77	1,323	46,226
% Change	-5.4	-27.1	-3.6	**	14.0	-3.3	-50.6	-29.1	-7.7
2003	22,627	5,014	5,259	1	1,411	13,482	156	1,865	50,062

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
January 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012	% Change
Toronto City	61	82	52	2	36	100	416	1,271	565	1,455	-61.2
Toronto	8	8	4	0	12	0	286	793	310	801	-61.3
East York	8	5	0	0	0	0	0	0	8	5	60.0
Etobicoke	5	10	0	0	0	68	110	0	115	78	47.4
North York	36	16	48	0	19	32	0	478	103	526	-80.4
Scarborough	3	42	0	2	5	0	20	0	28	44	-36.4
York	1	1	0	0	0	0	0	0	1	1	0.0
York Region	221	246	38	18	86	212	2	1,108	347	1,584	-78.1
Aurora	0	10	0	0	0	0	0	0	0	10	-100.0
East Gwillimbury	3	0	0	0	0	0	0	0	3	0	n/a
Georgina Township	16	12	0	0	0	0	0	0	16	12	33.3
King Township	20	22	0	0	4	0	0	0	24	22	9.1
Markham	52	39	16	18	82	135	2	1,108	152	1,300	-88.3
Newmarket	61	59	22	0	0	60	0	0	83	119	-30.3
Richmond Hill	12	52	0	0	0	0	0	0	12	52	-76.9
Vaughan	18	33	0	0	0	9	0	0	18	42	-57.1
Whitchurch-Stouffville	39	19	0	0	0	8	0	0	39	27	44.4
Peel Region	175	204	150	66	4	151	0	0	329	421	-21.9
Brampton	139	166	124	64	4	128	0	0	267	358	-25.4
Caledon	18	31	10	2	0	23	0	0	28	56	-50.0
Mississauga	18	7	16	0	0	0	0	0	34	7	**
Halton Region	28	95	0	0	5	130	0	36	33	261	-87.4
Burlington	5	22	0	0	0	28	0	0	5	50	-90.0
Halton Hills	2	5	0	0	0	0	0	0	2	5	-60.0
Milton	17	40	0	0	0	102	0	0	17	142	-88.0
Oakville	4	28	0	0	5	0	0	36	9	64	-85.9
Durham Region	78	112	26	8	27	40	0	0	131	160	-18.1
Ajax	6	29	0	8	0	16	0	0	6	53	-88.7
Brock	2	0	0	0	0	0	0	0	2	0	n/a
Clarington	7	56	2	0	27	6	0	0	36	62	-41.9
Oshawa	51	16	24	0	0	0	0	0	75	16	**
Pickering	1	5	0	0	0	0	0	0	1	5	-80.0
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	1	0	0	0	0	0	0	0	1	0	n/a
Whitby	10	6	0	0	0	18	0	0	10	24	-58.3
Remainder of Toronto CMA	22	79	0	0	13	3	0	0	35	82	-57.3
Bradford West Gwillimbury	9	49	0	0	13	0	0	0	22	49	-55.1
Town of Mono	4	4	0	0	0	0	0	0	4	4	0.0
New Tecumseth	5	20	0	0	0	0	0	0	5	20	-75.0
Orangeville	4	6	0	0	0	3	0	0	4	9	-55.6
Toronto CMA	510	718	240	94	144	584	418	2,415	1,312	3,811	-65.6
Oshawa CMA	68	78	26	0	27	24	0	0	121	102	18.6
Greater Toronto Area (GTA)	563	739	266	94	158	633	418	2,415	1,405	3,881	-63.8

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - January 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Toronto City	61	82	52	2	36	100	416	1,271	565	1,455	-61.2
Toronto	8	8	4	0	12	0	286	793	310	801	-61.3
East York	8	5	0	0	0	0	0	0	8	5	60.0
Etobicoke	5	10	0	0	0	68	110	0	115	78	47.4
North York	36	16	48	0	19	32	0	478	103	526	-80.4
Scarborough	3	42	0	2	5	0	20	0	28	44	-36.4
York	1	1	0	0	0	0	0	0	1	1	0.0
York Region	221	246	38	18	86	212	2	1,108	347	1,584	-78.1
Aurora	0	10	0	0	0	0	0	0	0	10	-100.0
East Gwillimbury	3	0	0	0	0	0	0	0	3	0	n/a
Georgina Township	16	12	0	0	0	0	0	0	16	12	33.3
King Township	20	22	0	0	4	0	0	0	24	22	9.1
Markham	52	39	16	18	82	135	2	1,108	152	1,300	-88.3
Newmarket	61	59	22	0	0	60	0	0	83	119	-30.3
Richmond Hill	12	52	0	0	0	0	0	0	12	52	-76.9
Vaughan	18	33	0	0	0	9	0	0	18	42	-57.1
Whitchurch-Stouffville	39	19	0	0	0	8	0	0	39	27	44.4
Peel Region	175	204	150	66	4	151	0	0	329	421	-21.9
Brampton	139	166	124	64	4	128	0	0	267	358	-25.4
Caledon	18	31	10	2	0	23	0	0	28	56	-50.0
Mississauga	18	7	16	0	0	0	0	0	34	7	**
Halton Region	28	95	0	0	5	130	0	36	33	261	-87.4
Burlington	5	22	0	0	0	28	0	0	5	50	-90.0
Halton Hills	2	5	0	0	0	0	0	0	2	5	-60.0
Milton	17	40	0	0	0	102	0	0	17	142	-88.0
Oakville	4	28	0	0	5	0	0	36	9	64	-85.9
Durham Region	78	112	26	8	27	40	0	0	131	160	-18.1
Ajax	6	29	0	8	0	16	0	0	6	53	-88.7
Brock	2	0	0	0	0	0	0	0	2	0	n/a
Clarington	7	56	2	0	27	6	0	0	36	62	-41.9
Oshawa	51	16	24	0	0	0	0	0	75	16	**
Pickering	1	5	0	0	0	0	0	0	1	5	-80.0
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	1	0	0	0	0	0	0	0	1	0	n/a
Whitby	10	6	0	0	0	18	0	0	10	24	-58.3
Remainder of Toronto CMA	22	79	0	0	13	3	0	0	35	82	-57.3
Bradford West Gwillimbury	9	49	0	0	13	0	0	0	22	49	-55.1
Town of Mono	4	4	0	0	0	0	0	0	4	4	0.0
New Tecumseth	5	20	0	0	0	0	0	0	5	20	-75.0
Orangeville	4	6	0	0	0	3	0	0	4	9	-55.6
Toronto CMA	510	718	240	94	144	584	418	2,415	1,312	3,811	-65.6
Oshawa CMA	68	78	26	0	27	24	0	0	121	102	18.6
Greater Toronto Area (GTA)	563	739	266	94	158	633	418	2,415	1,405	3,881	-63.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
January 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012
Toronto City	36	100	0	0	414	1,133	2	138
Toronto	12	0	0	0	284	655	2	138
East York	0	0	0	0	0	0	0	0
Etobicoke	0	68	0	0	110	0	0	0
North York	19	32	0	0	0	478	0	0
Scarborough	5	0	0	0	20	0	0	0
York	0	0	0	0	0	0	0	0
York Region	86	204	0	8	0	1,108	2	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	4	0	0	0	0	0	0	0
Markham	82	135	0	0	0	1,108	2	0
Newmarket	0	60	0	0	0	0	0	0
Richmond Hill	0	0	0	0	0	0	0	0
Vaughan	0	9	0	0	0	0	0	0
Whitchurch-Stouffville	0	0	0	8	0	0	0	0
Peel Region	4	151	0	0	0	0	0	0
Brampton	4	128	0	0	0	0	0	0
Caledon	0	23	0	0	0	0	0	0
Mississauga	0	0	0	0	0	0	0	0
Halton Region	5	130	0	0	0	36	0	0
Burlington	0	28	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	0	102	0	0	0	0	0	0
Oakville	5	0	0	0	0	36	0	0
Durham Region	0	40	27	0	0	0	0	0
Ajax	0	16	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	6	27	0	0	0	0	0
Oshawa	0	0	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	18	0	0	0	0	0	0
Remainder of Toronto CMA	13	3	0	0	0	0	0	0
Bradford West Gwillimbury	13	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	3	0	0	0	0	0	0
Toronto CMA	144	576	0	8	414	2,277	4	138
Oshawa CMA	0	24	27	0	0	0	0	0
Greater Toronto Area (GTA)	131	625	27	8	414	2,277	4	138

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - January 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Toronto City	36	100	0	0	414	1,133	2	138
Toronto	12	0	0	0	284	655	2	138
East York	0	0	0	0	0	0	0	0
Etobicoke	0	68	0	0	110	0	0	0
North York	19	32	0	0	0	478	0	0
Scarborough	5	0	0	0	20	0	0	0
York	0	0	0	0	0	0	0	0
York Region	86	204	0	8	0	1,108	2	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	4	0	0	0	0	0	0	0
Markham	82	135	0	0	0	1,108	2	0
Newmarket	0	60	0	0	0	0	0	0
Richmond Hill	0	0	0	0	0	0	0	0
Vaughan	0	9	0	0	0	0	0	0
Whitchurch-Stouffville	0	0	0	8	0	0	0	0
Peel Region	4	151	0	0	0	0	0	0
Brampton	4	128	0	0	0	0	0	0
Caledon	0	23	0	0	0	0	0	0
Mississauga	0	0	0	0	0	0	0	0
Halton Region	5	130	0	0	0	36	0	0
Burlington	0	28	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	0	102	0	0	0	0	0	0
Oakville	5	0	0	0	0	36	0	0
Durham Region	0	40	27	0	0	0	0	0
Ajax	0	16	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	6	27	0	0	0	0	0
Oshawa	0	0	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	18	0	0	0	0	0	0
Remainder of Toronto CMA	13	3	0	0	0	0	0	0
Bradford West Gwillimbury	13	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	3	0	0	0	0	0	0
Toronto CMA	144	576	0	8	414	2,277	4	138
Oshawa CMA	0	24	27	0	0	0	0	0
Greater Toronto Area (GTA)	131	625	27	8	414	2,277	4	138

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
January 2013

Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012
Toronto City	130	116	433	1,201	2	138	565	1,455
Toronto	24	8	284	655	2	138	310	801
East York	8	5	0	0	0	0	8	5
Etobicoke	5	10	110	68	0	0	115	78
North York	84	48	19	478	0	0	103	526
Scarborough	8	44	20	0	0	0	28	44
York	1	1	0	0	0	0	1	1
York Region	345	468	0	1,108	2	8	347	1,584
Aurora	0	10	0	0	0	0	0	10
East Gwillimbury	3	0	0	0	0	0	3	0
Georgina Township	16	12	0	0	0	0	16	12
King Township	24	22	0	0	0	0	24	22
Markham	150	192	0	1,108	2	0	152	1,300
Newmarket	83	119	0	0	0	0	83	119
Richmond Hill	12	52	0	0	0	0	12	52
Vaughan	18	42	0	0	0	0	18	42
Whitchurch-Stouffville	39	19	0	0	0	8	39	27
Peel Region	329	421	0	0	0	0	329	421
Brampton	267	358	0	0	0	0	267	358
Caledon	28	56	0	0	0	0	28	56
Mississauga	34	7	0	0	0	0	34	7
Halton Region	28	225	5	36	0	0	33	261
Burlington	5	50	0	0	0	0	5	50
Halton Hills	2	5	0	0	0	0	2	5
Milton	17	142	0	0	0	0	17	142
Oakville	4	28	5	36	0	0	9	64
Durham Region	104	152	0	8	27	0	131	160
Ajax	6	45	0	8	0	0	6	53
Brock	2	0	0	0	0	0	2	0
Clarington	9	62	0	0	27	0	36	62
Oshawa	75	16	0	0	0	0	75	16
Pickering	1	5	0	0	0	0	1	5
Scugog	0	0	0	0	0	0	0	0
Uxbridge	1	0	0	0	0	0	1	0
Whitby	10	24	0	0	0	0	10	24
Remainder of Toronto CMA	33	82	2	0	0	0	35	82
Bradford West Gwillimbury	22	49	0	0	0	0	22	49
Town of Mono	2	4	2	0	0	0	4	4
New Tecumseth	5	20	0	0	0	0	5	20
Orangeville	4	9	0	0	0	0	4	9
Toronto CMA	868	1,312	440	2,353	4	146	1,312	3,811
Oshawa CMA	94	102	0	0	27	0	121	102
Greater Toronto Area (GTA)	936	1,382	438	2,353	31	146	1,405	3,881

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - January 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Toronto City	130	116	433	1,201	2	138	565	1,455
Toronto	24	8	284	655	2	138	310	801
East York	8	5	0	0	0	0	8	5
Etobicoke	5	10	110	68	0	0	115	78
North York	84	48	19	478	0	0	103	526
Scarborough	8	44	20	0	0	0	28	44
York	1	1	0	0	0	0	1	1
York Region	345	468	0	1,108	2	8	347	1,584
Aurora	0	10	0	0	0	0	0	10
East Gwillimbury	3	0	0	0	0	0	3	0
Georgina Township	16	12	0	0	0	0	16	12
King Township	24	22	0	0	0	0	24	22
Markham	150	192	0	1,108	2	0	152	1,300
Newmarket	83	119	0	0	0	0	83	119
Richmond Hill	12	52	0	0	0	0	12	52
Vaughan	18	42	0	0	0	0	18	42
Whitchurch-Stouffville	39	19	0	0	0	8	39	27
Peel Region	329	421	0	0	0	0	329	421
Brampton	267	358	0	0	0	0	267	358
Caledon	28	56	0	0	0	0	28	56
Mississauga	34	7	0	0	0	0	34	7
Halton Region	28	225	5	36	0	0	33	261
Burlington	5	50	0	0	0	0	5	50
Halton Hills	2	5	0	0	0	0	2	5
Milton	17	142	0	0	0	0	17	142
Oakville	4	28	5	36	0	0	9	64
Durham Region	104	152	0	8	27	0	131	160
Ajax	6	45	0	8	0	0	6	53
Brock	2	0	0	0	0	0	2	0
Clarington	9	62	0	0	27	0	36	62
Oshawa	75	16	0	0	0	0	75	16
Pickering	1	5	0	0	0	0	1	5
Scugog	0	0	0	0	0	0	0	0
Uxbridge	1	0	0	0	0	0	1	0
Whitby	10	24	0	0	0	0	10	24
Remainder of Toronto CMA	33	82	2	0	0	0	35	82
Bradford West Gwillimbury	22	49	0	0	0	0	22	49
Town of Mono	2	4	2	0	0	0	4	4
New Tecumseth	5	20	0	0	0	0	5	20
Orangeville	4	9	0	0	0	0	4	9
Toronto CMA	868	1,312	440	2,353	4	146	1,312	3,811
Oshawa CMA	94	102	0	0	27	0	121	102
Greater Toronto Area (GTA)	936	1,382	438	2,353	31	146	1,405	3,881

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
January 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012	% Change
Toronto City	73	89	14	148	155	208	1,032	1,640	1,274	2,085	-38.9
Toronto	18	8	0	0	12	9	549	1,437	579	1,454	-60.2
East York	7	5	0	0	0	0	0	0	7	5	40.0
Etobicoke	11	10	2	2	0	0	483	0	496	12	**
North York	28	63	10	144	143	190	0	203	181	600	-69.8
Scarborough	5	1	0	2	0	9	0	0	5	12	-58.3
York	4	2	2	0	0	0	0	0	6	2	200.0
York Region	295	473	62	38	150	174	0	2	507	687	-26.2
Aurora	6	4	0	0	0	0	0	0	6	4	50.0
East Gwillimbury	2	7	2	4	0	0	0	0	4	11	-63.6
Georgina Township	15	19	0	0	0	0	0	0	15	19	-21.1
King Township	22	6	0	0	6	0	0	0	28	6	**
Markham	77	250	54	24	46	88	0	2	177	364	-51.4
Newmarket	3	19	0	4	34	0	0	0	37	23	60.9
Richmond Hill	22	39	0	0	28	25	0	0	50	64	-21.9
Vaughan	61	82	6	6	29	16	0	0	96	104	-7.7
Whitchurch-Stouffville	87	47	0	0	7	45	0	0	94	92	2.2
Peel Region	220	270	66	30	67	6	0	0	353	306	15.4
Brampton	145	237	64	8	0	0	0	0	209	245	-14.7
Caledon	43	25	0	0	39	6	0	0	82	31	164.5
Mississauga	32	8	2	22	28	0	0	0	62	30	106.7
Halton Region	52	80	22	2	129	48	92	240	295	370	-20.3
Burlington	4	35	0	0	0	8	0	0	4	43	-90.7
Halton Hills	0	7	0	0	0	0	0	0	0	7	-100.0
Milton	36	0	22	2	78	40	50	240	186	282	-34.0
Oakville	12	38	0	0	51	0	42	0	105	38	176.3
Durham Region	120	209	6	20	17	98	0	2	143	329	-56.5
Ajax	17	54	0	20	0	25	0	0	17	99	-82.8
Brock	2	0	0	0	0	0	0	0	2	0	n/a
Clarington	31	30	0	0	0	18	0	0	31	48	-35.4
Oshawa	34	23	6	0	0	14	0	2	40	39	2.6
Pickering	18	55	0	0	0	12	0	0	18	67	-73.1
Scugog	2	0	0	0	0	0	0	0	2	0	n/a
Uxbridge	2	3	0	0	0	0	0	0	2	3	-33.3
Whitby	14	44	0	0	17	29	0	0	31	73	-57.5
Remainder of Toronto CMA	96	51	16	12	7	0	0	0	119	63	88.9
Bradford West Gwillimbury	45	24	10	12	0	0	0	0	55	36	52.8
Town of Mono	4	0	0	0	0	0	0	0	4	0	n/a
New Tecumseth	37	27	6	0	0	0	0	0	43	27	59.3
Orangeville	10	0	0	0	7	0	0	0	17	0	n/a
Toronto CMA	769	1,040	180	250	508	465	1,124	1,882	2,581	3,637	-29.0
Oshawa CMA	79	97	6	0	17	61	0	2	102	160	-36.3
Greater Toronto Area (GTA)	760	1,121	170	238	518	534	1,124	1,884	2,572	3,777	-31.9

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - January 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Toronto City	73	89	14	148	155	208	1,032	1,640	1,274	2,085	-38.9
Toronto	18	8	0	0	12	9	549	1,437	579	1,454	-60.2
East York	7	5	0	0	0	0	0	0	7	5	40.0
Etobicoke	11	10	2	2	0	0	483	0	496	12	**
North York	28	63	10	144	143	190	0	203	181	600	-69.8
Scarborough	5	1	0	2	0	9	0	0	5	12	-58.3
York	4	2	2	0	0	0	0	0	6	2	200.0
York Region	295	473	62	38	150	174	0	2	507	687	-26.2
Aurora	6	4	0	0	0	0	0	0	6	4	50.0
East Gwillimbury	2	7	2	4	0	0	0	0	4	11	-63.6
Georgina Township	15	19	0	0	0	0	0	0	15	19	-21.1
King Township	22	6	0	0	6	0	0	0	28	6	**
Markham	77	250	54	24	46	88	0	2	177	364	-51.4
Newmarket	3	19	0	4	34	0	0	0	37	23	60.9
Richmond Hill	22	39	0	0	28	25	0	0	50	64	-21.9
Vaughan	61	82	6	6	29	16	0	0	96	104	-7.7
Whitchurch-Stouffville	87	47	0	0	7	45	0	0	94	92	2.2
Peel Region	220	270	66	30	67	6	0	0	353	306	15.4
Brampton	145	237	64	8	0	0	0	0	209	245	-14.7
Caledon	43	25	0	0	39	6	0	0	82	31	164.5
Mississauga	32	8	2	22	28	0	0	0	62	30	106.7
Halton Region	52	80	22	2	129	48	92	240	295	370	-20.3
Burlington	4	35	0	0	0	8	0	0	4	43	-90.7
Halton Hills	0	7	0	0	0	0	0	0	0	7	-100.0
Milton	36	0	22	2	78	40	50	240	186	282	-34.0
Oakville	12	38	0	0	51	0	42	0	105	38	176.3
Durham Region	120	209	6	20	17	98	0	2	143	329	-56.5
Ajax	17	54	0	20	0	25	0	0	17	99	-82.8
Brock	2	0	0	0	0	0	0	0	2	0	n/a
Clarington	31	30	0	0	0	18	0	0	31	48	-35.4
Oshawa	34	23	6	0	0	14	0	2	40	39	2.6
Pickering	18	55	0	0	0	12	0	0	18	67	-73.1
Scugog	2	0	0	0	0	0	0	0	2	0	n/a
Uxbridge	2	3	0	0	0	0	0	0	2	3	-33.3
Whitby	14	44	0	0	17	29	0	0	31	73	-57.5
Remainder of Toronto CMA	96	51	16	12	7	0	0	0	119	63	88.9
Bradford West Gwillimbury	45	24	10	12	0	0	0	0	55	36	52.8
Town of Mono	4	0	0	0	0	0	0	0	4	0	n/a
New Tecumseth	37	27	6	0	0	0	0	0	43	27	59.3
Orangeville	10	0	0	0	7	0	0	0	17	0	n/a
Toronto CMA	769	1,040	180	250	508	465	1,124	1,882	2,581	3,637	-29.0
Oshawa CMA	79	97	6	0	17	61	0	2	102	160	-36.3
Greater Toronto Area (GTA)	760	1,121	170	238	518	534	1,124	1,884	2,572	3,777	-31.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
January 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012
Toronto City	155	208	0	0	853	957	179	683
Toronto	12	9	0	0	370	754	179	683
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	483	0	0	0
North York	143	190	0	0	0	203	0	0
Scarborough	0	9	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	150	170	0	4	0	0	0	2
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	6	0	0	0	0	0	0	0
Markham	46	88	0	0	0	0	0	2
Newmarket	34	0	0	0	0	0	0	0
Richmond Hill	28	25	0	0	0	0	0	0
Vaughan	29	16	0	0	0	0	0	0
Whitchurch-Stouffville	7	41	0	4	0	0	0	0
Peel Region	67	6	0	0	0	0	0	0
Brampton	0	0	0	0	0	0	0	0
Caledon	39	6	0	0	0	0	0	0
Mississauga	28	0	0	0	0	0	0	0
Halton Region	129	48	0	0	90	160	2	80
Burlington	0	8	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	78	40	0	0	48	160	2	80
Oakville	51	0	0	0	42	0	0	0
Durham Region	17	91	0	7	0	0	0	2
Ajax	0	25	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	18	0	0	0	0	0	0
Oshawa	0	7	0	7	0	0	0	2
Pickering	0	12	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	17	29	0	0	0	0	0	0
Remainder of Toronto CMA	7	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	7	0	0	0	0	0	0	0
Toronto CMA	508	461	0	4	943	1,117	181	765
Oshawa CMA	17	54	0	7	0	0	0	2
Greater Toronto Area (GTA)	518	523	0	11	943	1,117	181	767

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - January 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Toronto City	155	208	0	0	853	957	179	683
Toronto	12	9	0	0	370	754	179	683
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	483	0	0	0
North York	143	190	0	0	0	203	0	0
Scarborough	0	9	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	150	170	0	4	0	0	0	2
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	6	0	0	0	0	0	0	0
Markham	46	88	0	0	0	0	0	2
Newmarket	34	0	0	0	0	0	0	0
Richmond Hill	28	25	0	0	0	0	0	0
Vaughan	29	16	0	0	0	0	0	0
Whitchurch-Stouffville	7	41	0	4	0	0	0	0
Peel Region	67	6	0	0	0	0	0	0
Brampton	0	0	0	0	0	0	0	0
Caledon	39	6	0	0	0	0	0	0
Mississauga	28	0	0	0	0	0	0	0
Halton Region	129	48	0	0	90	160	2	80
Burlington	0	8	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	78	40	0	0	48	160	2	80
Oakville	51	0	0	0	42	0	0	0
Durham Region	17	91	0	7	0	0	0	2
Ajax	0	25	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	18	0	0	0	0	0	0
Oshawa	0	7	0	7	0	0	0	2
Pickering	0	12	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	17	29	0	0	0	0	0	0
Remainder of Toronto CMA	7	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	7	0	0	0	0	0	0	0
Toronto CMA	508	461	0	4	943	1,117	181	765
Oshawa CMA	17	54	0	7	0	0	0	2
Greater Toronto Area (GTA)	518	523	0	11	943	1,117	181	767

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market January 2013								
Submarket	Freehold		Condominium		Rental		Total*	
	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012	Jan 2013	Jan 2012
Toronto City	242	435	853	967	179	683	1,274	2,085
Toronto	30	17	370	754	179	683	579	1,454
East York	7	5	0	0	0	0	7	5
Etobicoke	13	12	483	0	0	0	496	12
North York	181	396	0	204	0	0	181	600
Scarborough	5	3	0	9	0	0	5	12
York	6	2	0	0	0	0	6	2
York Region	495	668	12	13	0	6	507	687
Aurora	6	4	0	0	0	0	6	4
East Gwillimbury	4	11	0	0	0	0	4	11
Georgina Township	15	19	0	0	0	0	15	19
King Township	28	6	0	0	0	0	28	6
Markham	177	362	0	0	0	2	177	364
Newmarket	37	23	0	0	0	0	37	23
Richmond Hill	38	51	12	13	0	0	50	64
Vaughan	96	104	0	0	0	0	96	104
Whitchurch-Stouffville	94	88	0	0	0	4	94	92
Peel Region	325	306	28	0	0	0	353	306
Brampton	209	245	0	0	0	0	209	245
Caledon	82	31	0	0	0	0	82	31
Mississauga	34	30	28	0	0	0	62	30
Halton Region	152	122	141	168	2	80	295	370
Burlington	4	35	0	8	0	0	4	43
Halton Hills	0	7	0	0	0	0	0	7
Milton	136	42	48	160	2	80	186	282
Oakville	12	38	93	0	0	0	105	38
Durham Region	135	307	8	13	0	9	143	329
Ajax	17	99	0	0	0	0	17	99
Brock	2	0	0	0	0	0	2	0
Clarington	31	42	0	6	0	0	31	48
Oshawa	40	23	0	7	0	9	40	39
Pickering	18	67	0	0	0	0	18	67
Scugog	2	0	0	0	0	0	2	0
Uxbridge	2	3	0	0	0	0	2	3
Whitby	23	73	8	0	0	0	31	73
Remainder of Toronto CMA	109	63	10	0	0	0	119	63
Bradford West Gwillimbury	55	36	0	0	0	0	55	36
Town of Mono	2	0	2	0	0	0	4	0
New Tecumseth	35	27	8	0	0	0	43	27
Orangeville	17	0	0	0	0	0	17	0
Toronto CMA	1,356	1,728	1,044	1,140	181	769	2,581	3,637
Oshawa CMA	94	138	8	13	0	9	102	160
Greater Toronto Area (GTA)	1,349	1,838	1,042	1,161	181	778	2,572	3,777

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - January 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Toronto City	242	435	853	967	179	683	1,274	2,085
Toronto	30	17	370	754	179	683	579	1,454
East York	7	5	0	0	0	0	7	5
Etobicoke	13	12	483	0	0	0	496	12
North York	181	396	0	204	0	0	181	600
Scarborough	5	3	0	9	0	0	5	12
York	6	2	0	0	0	0	6	2
York Region	495	668	12	13	0	6	507	687
Aurora	6	4	0	0	0	0	6	4
East Gwillimbury	4	11	0	0	0	0	4	11
Georgina Township	15	19	0	0	0	0	15	19
King Township	28	6	0	0	0	0	28	6
Markham	177	362	0	0	0	2	177	364
Newmarket	37	23	0	0	0	0	37	23
Richmond Hill	38	51	12	13	0	0	50	64
Vaughan	96	104	0	0	0	0	96	104
Whitchurch-Stouffville	94	88	0	0	0	4	94	92
Peel Region	325	306	28	0	0	0	353	306
Brampton	209	245	0	0	0	0	209	245
Caledon	82	31	0	0	0	0	82	31
Mississauga	34	30	28	0	0	0	62	30
Halton Region	152	122	141	168	2	80	295	370
Burlington	4	35	0	8	0	0	4	43
Halton Hills	0	7	0	0	0	0	0	7
Milton	136	42	48	160	2	80	186	282
Oakville	12	38	93	0	0	0	105	38
Durham Region	135	307	8	13	0	9	143	329
Ajax	17	99	0	0	0	0	17	99
Brock	2	0	0	0	0	0	2	0
Clarington	31	42	0	6	0	0	31	48
Oshawa	40	23	0	7	0	9	40	39
Pickering	18	67	0	0	0	0	18	67
Scugog	2	0	0	0	0	0	2	0
Uxbridge	2	3	0	0	0	0	2	3
Whitby	23	73	8	0	0	0	31	73
Remainder of Toronto CMA	109	63	10	0	0	0	119	63
Bradford West Gwillimbury	55	36	0	0	0	0	55	36
Town of Mono	2	0	2	0	0	0	4	0
New Tecumseth	35	27	8	0	0	0	43	27
Orangeville	17	0	0	0	0	0	17	0
Toronto CMA	1,356	1,728	1,044	1,140	181	769	2,581	3,637
Oshawa CMA	94	138	8	13	0	9	102	160
Greater Toronto Area (GTA)	1,349	1,838	1,042	1,161	181	778	2,572	3,777

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
January 2013	0	0.0	0	0.0	1	1.6	8	12.9	53	85.5	62	1,545,745	1,719,461
January 2012	3	3.3	23	25.0	7	7.6	13	14.1	46	50.0	92	824,800	976,437
Year-to-date 2013	0	0.0	0	0.0	1	1.6	8	12.9	53	85.5	62	1,545,745	1,719,461
Year-to-date 2012	3	3.3	23	25.0	7	7.6	13	14.1	46	50.0	92	824,800	976,437
Toronto													
January 2013	0	0.0	0	0.0	0	0.0	3	18.8	13	81.3	16	1,562,000	2,224,681
January 2012	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	3	18.8	13	81.3	16	1,562,000	2,224,681
Year-to-date 2012	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
East York													
January 2013	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
January 2012	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	--	--
Etobicoke													
January 2013	0	0.0	0	0.0	0	0.0	1	8.3	11	91.7	12	1,655,650	1,626,641
January 2012	0	0.0	0	0.0	2	18.2	2	18.2	7	63.6	11	1,449,800	1,254,962
Year-to-date 2013	0	0.0	0	0.0	0	0.0	1	8.3	11	91.7	12	1,655,650	1,626,641
Year-to-date 2012	0	0.0	0	0.0	2	18.2	2	18.2	7	63.6	11	1,449,800	1,254,962
North York													
January 2013	0	0.0	0	0.0	0	0.0	0	0.0	20	100.0	20	1,734,450	1,810,234
January 2012	3	4.8	22	34.9	5	7.9	8	12.7	25	39.7	63	730,990	864,402
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	20	100.0	20	1,734,450	1,810,234
Year-to-date 2012	3	4.8	22	34.9	5	7.9	8	12.7	25	39.7	63	730,990	864,402
Scarborough													
January 2013	0	0.0	0	0.0	1	20.0	1	20.0	3	60.0	5	--	--
January 2012	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	--	--
Year-to-date 2013	0	0.0	0	0.0	1	20.0	1	20.0	3	60.0	5	--	--
Year-to-date 2012	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	--	--
York													
January 2013	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	--	--
January 2012	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
January 2013	19	6.4	33	11.2	82	27.8	124	42.0	37	12.5	295	665,990	680,067
January 2012	88	18.8	130	27.7	142	30.3	68	14.5	41	8.7	469	561,990	583,824
Year-to-date 2013	19	6.4	33	11.2	82	27.8	124	42.0	37	12.5	295	665,990	680,067
Year-to-date 2012	88	18.8	130	27.7	142	30.3	68	14.5	41	8.7	469	561,990	583,824
Aurora													
January 2013	0	0.0	0	0.0	0	0.0	2	33.3	4	66.7	6	--	--
January 2012	1	16.7	0	0.0	1	16.7	0	0.0	4	66.7	6	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	2	33.3	4	66.7	6	--	--
Year-to-date 2012	1	16.7	0	0.0	1	16.7	0	0.0	4	66.7	6	--	--
East Gwillimbury													
January 2013	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
January 2012	6	85.7	1	14.3	0	0.0	0	0.0	0	0.0	7	--	--
Year-to-date 2013	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2012	6	85.7	1	14.3	0	0.0	0	0.0	0	0.0	7	--	--
Georgina Township													
January 2013	11	73.3	3	20.0	1	6.7	0	0.0	0	0.0	15	369,990	385,323
January 2012	18	94.7	0	0.0	0	0.0	0	0.0	1	5.3	19	305,990	368,833
Year-to-date 2013	11	73.3	3	20.0	1	6.7	0	0.0	0	0.0	15	369,990	385,323
Year-to-date 2012	18	94.7	0	0.0	0	0.0	0	0.0	1	5.3	19	305,990	368,833
King Township													
January 2013	0	0.0	0	0.0	1	4.5	13	59.1	8	36.4	22	774,490	796,354
January 2012	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
Year-to-date 2013	0	0.0	0	0.0	1	4.5	13	59.1	8	36.4	22	774,490	796,354
Year-to-date 2012	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
Markham													
January 2013	0	0.0	6	7.8	30	39.0	29	37.7	12	15.6	77	661,990	697,534
January 2012	43	17.5	96	39.0	89	36.2	13	5.3	5	2.0	246	535,490	543,378
Year-to-date 2013	0	0.0	6	7.8	30	39.0	29	37.7	12	15.6	77	661,990	697,534
Year-to-date 2012	43	17.5	96	39.0	89	36.2	13	5.3	5	2.0	246	535,490	543,378
Newmarket													
January 2013	0	0.0	1	33.3	0	0.0	2	66.7	0	0.0	3	--	--
January 2012	7	36.8	3	15.8	9	47.4	0	0.0	0	0.0	19	546,900	516,486
Year-to-date 2013	0	0.0	1	33.3	0	0.0	2	66.7	0	0.0	3	--	--
Year-to-date 2012	7	36.8	3	15.8	9	47.4	0	0.0	0	0.0	19	546,900	516,486
Richmond Hill													
January 2013	0	0.0	0	0.0	4	18.2	12	54.5	6	27.3	22	751,490	860,493
January 2012	0	0.0	2	5.4	10	27.0	21	56.8	4	10.8	37	659,990	694,017
Year-to-date 2013	0	0.0	0	0.0	4	18.2	12	54.5	6	27.3	22	751,490	860,493
Year-to-date 2012	0	0.0	2	5.4	10	27.0	21	56.8	4	10.8	37	659,990	694,017
Vaughan													
January 2013	0	0.0	0	0.0	3	4.9	51	83.6	7	11.5	61	719,990	767,989
January 2012	0	0.0	5	6.1	24	29.3	31	37.8	22	26.8	82	711,900	726,925
Year-to-date 2013	0	0.0	0	0.0	3	4.9	51	83.6	7	11.5	61	719,990	767,989
Year-to-date 2012	0	0.0	5	6.1	24	29.3	31	37.8	22	26.8	82	711,900	726,925
Whitchurch-Stouffville													
January 2013	6	6.9	23	26.4	43	49.4	15	17.2	0	0.0	87	583,900	577,781
January 2012	13	27.1	23	47.9	9	18.8	1	2.1	2	4.2	48	506,945	513,522
Year-to-date 2013	6	6.9	23	26.4	43	49.4	15	17.2	0	0.0	87	583,900	577,781
Year-to-date 2012	13	27.1	23	47.9	9	18.8	1	2.1	2	4.2	48	506,945	513,522

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
January 2013	16	7.2	56	25.2	61	27.5	57	25.7	32	14.4	222	603,945	702,918
January 2012	40	15.3	63	24.0	105	40.1	45	17.2	9	3.4	262	572,945	575,960
Year-to-date 2013	16	7.2	56	25.2	61	27.5	57	25.7	32	14.4	222	603,945	702,918
Year-to-date 2012	40	15.3	63	24.0	105	40.1	45	17.2	9	3.4	262	572,945	575,960
Brampton													
January 2013	14	9.5	43	29.1	37	25.0	48	32.4	6	4.1	148	582,400	602,322
January 2012	40	17.5	58	25.3	87	38.0	40	17.5	4	1.7	229	568,900	562,898
Year-to-date 2013	14	9.5	43	29.1	37	25.0	48	32.4	6	4.1	148	582,400	602,322
Year-to-date 2012	40	17.5	58	25.3	87	38.0	40	17.5	4	1.7	229	568,900	562,898
Caledon													
January 2013	2	4.8	12	28.6	24	57.1	4	9.5	0	0.0	42	587,400	569,865
January 2012	0	0.0	5	20.0	15	60.0	5	20.0	0	0.0	25	619,990	609,808
Year-to-date 2013	2	4.8	12	28.6	24	57.1	4	9.5	0	0.0	42	587,400	569,865
Year-to-date 2012	0	0.0	5	20.0	15	60.0	5	20.0	0	0.0	25	619,990	609,808
Mississauga													
January 2013	0	0.0	1	3.1	0	0.0	5	15.6	26	81.3	32	950,000	1,342,806
January 2012	0	0.0	0	0.0	3	37.5	0	0.0	5	62.5	8	--	--
Year-to-date 2013	0	0.0	1	3.1	0	0.0	5	15.6	26	81.3	32	950,000	1,342,806
Year-to-date 2012	0	0.0	0	0.0	3	37.5	0	0.0	5	62.5	8	--	--
Halton Region													
January 2013	15	27.3	12	21.8	10	18.2	4	7.3	14	25.5	55	550,000	791,055
January 2012	9	12.0	23	30.7	15	20.0	7	9.3	21	28.0	75	603,990	833,770
Year-to-date 2013	15	27.3	12	21.8	10	18.2	4	7.3	14	25.5	55	550,000	791,055
Year-to-date 2012	9	12.0	23	30.7	15	20.0	7	9.3	21	28.0	75	603,990	833,770
Burlington													
January 2013	0	0.0	0	0.0	1	20.0	0	0.0	4	80.0	5	--	--
January 2012	9	27.3	11	33.3	12	36.4	0	0.0	1	3.0	33	503,990	536,930
Year-to-date 2013	0	0.0	0	0.0	1	20.0	0	0.0	4	80.0	5	--	--
Year-to-date 2012	9	27.3	11	33.3	12	36.4	0	0.0	1	3.0	33	503,990	536,930
Halton Hills													
January 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2012	0	0.0	0	0.0	1	14.3	2	28.6	4	57.1	7	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	1	14.3	2	28.6	4	57.1	7	--	--
Milton													
January 2013	15	41.7	12	33.3	1	2.8	2	5.6	6	16.7	36	460,900	534,614
January 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	15	41.7	12	33.3	1	2.8	2	5.6	6	16.7	36	460,900	534,614
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Oakville													
January 2013	0	0.0	0	0.0	8	57.1	2	14.3	4	28.6	14	616,500	700,854
January 2012	0	0.0	12	34.3	2	5.7	5	14.3	16	45.7	35	650,000	1,112,808
Year-to-date 2013	0	0.0	0	0.0	8	57.1	2	14.3	4	28.6	14	616,500	700,854
Year-to-date 2012	0	0.0	12	34.3	2	5.7	5	14.3	16	45.7	35	650,000	1,112,808

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
January 2013	57	50.0	27	23.7	11	9.6	13	11.4	6	5.3	114	447,900	493,731
January 2012	98	47.3	57	27.5	34	16.4	9	4.3	9	4.3	207	457,900	469,202
Year-to-date 2013	57	50.0	27	23.7	11	9.6	13	11.4	6	5.3	114	447,900	493,731
Year-to-date 2012	98	47.3	57	27.5	34	16.4	9	4.3	9	4.3	207	457,900	469,202
Ajax													
January 2013	1	6.7	8	53.3	4	26.7	2	13.3	0	0.0	15	541,100	565,253
January 2012	9	18.0	11	22.0	18	36.0	8	16.0	4	8.0	50	581,050	580,180
Year-to-date 2013	1	6.7	8	53.3	4	26.7	2	13.3	0	0.0	15	541,100	565,253
Year-to-date 2012	9	18.0	11	22.0	18	36.0	8	16.0	4	8.0	50	581,050	580,180
Brock													
January 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
January 2013	25	80.6	4	12.9	1	3.2	0	0.0	1	3.2	31	365,990	386,710
January 2012	26	81.3	3	9.4	1	3.1	0	0.0	2	6.3	32	340,900	384,250
Year-to-date 2013	25	80.6	4	12.9	1	3.2	0	0.0	1	3.2	31	365,990	386,710
Year-to-date 2012	26	81.3	3	9.4	1	3.1	0	0.0	2	6.3	32	340,900	384,250
Oshawa													
January 2013	24	70.6	7	20.6	2	5.9	1	2.9	0	0.0	34	409,445	437,617
January 2012	18	75.0	5	20.8	0	0.0	0	0.0	1	4.2	24	369,990	389,747
Year-to-date 2013	24	70.6	7	20.6	2	5.9	1	2.9	0	0.0	34	409,445	437,617
Year-to-date 2012	18	75.0	5	20.8	0	0.0	0	0.0	1	4.2	24	369,990	389,747
Pickering													
January 2013	0	0.0	4	22.2	3	16.7	7	38.9	4	22.2	18	691,100	695,189
January 2012	18	32.7	27	49.1	10	18.2	0	0.0	0	0.0	55	484,440	478,860
Year-to-date 2013	0	0.0	4	22.2	3	16.7	7	38.9	4	22.2	18	691,100	695,189
Year-to-date 2012	18	32.7	27	49.1	10	18.2	0	0.0	0	0.0	55	484,440	478,860
Scugog													
January 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
January 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
January 2013	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
January 2012	1	33.3	1	33.3	0	0.0	0	0.0	1	33.3	3	--	--
Year-to-date 2013	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2012	1	33.3	1	33.3	0	0.0	0	0.0	1	33.3	3	--	--
Whitby													
January 2013	7	50.0	4	28.6	1	7.1	2	14.3	0	0.0	14	434,445	475,673
January 2012	26	60.5	10	23.3	5	11.6	1	2.3	1	2.3	43	406,900	431,218
Year-to-date 2013	7	50.0	4	28.6	1	7.1	2	14.3	0	0.0	14	434,445	475,673
Year-to-date 2012	26	60.5	10	23.3	5	11.6	1	2.3	1	2.3	43	406,900	431,218

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
January 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
January 2013	88	92.6	4	4.2	0	0.0	0	0.0	3	3.2	95	394,990	397,497
January 2012	44	86.3	7	13.7	0	0.0	0	0.0	0	0.0	51	378,990	365,676
Year-to-date 2013	88	92.6	4	4.2	0	0.0	0	0.0	3	3.2	95	394,990	397,497
Year-to-date 2012	44	86.3	7	13.7	0	0.0	0	0.0	0	0.0	51	378,990	365,676
Bradford West Gwillimbury													
January 2013	40	88.9	3	6.7	0	0.0	0	0.0	2	4.4	45	419,990	431,800
January 2012	17	70.8	7	29.2	0	0.0	0	0.0	0	0.0	24	424,990	431,365
Year-to-date 2013	40	88.9	3	6.7	0	0.0	0	0.0	2	4.4	45	419,990	431,800
Year-to-date 2012	17	70.8	7	29.2	0	0.0	0	0.0	0	0.0	24	424,990	431,365
Town of Mono													
January 2013	3	75.0	0	0.0	0	0.0	0	0.0	1	25.0	4	--	--
January 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	3	75.0	0	0.0	0	0.0	0	0.0	1	25.0	4	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
New Tecumseth													
January 2013	37	100.0	0	0.0	0	0.0	0	0.0	0	0.0	37	334,900	343,329
January 2012	27	100.0	0	0.0	0	0.0	0	0.0	0	0.0	27	304,990	307,286
Year-to-date 2013	37	100.0	0	0.0	0	0.0	0	0.0	0	0.0	37	334,900	343,329
Year-to-date 2012	27	100.0	0	0.0	0	0.0	0	0.0	0	0.0	27	304,990	307,286
Orangeville													
January 2013	8	88.9	1	11.1	0	0.0	0	0.0	0	0.0	9	--	--
January 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2013	8	88.9	1	11.1	0	0.0	0	0.0	0	0.0	9	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Toronto CMA													
January 2013	139	18.3	117	15.4	160	21.1	203	26.7	140	18.4	759	629,990	728,397
January 2012	203	19.8	274	26.8	285	27.8	141	13.8	121	11.8	1,024	561,990	620,062
Year-to-date 2013	139	18.3	117	15.4	160	21.1	203	26.7	140	18.4	759	629,990	728,397
Year-to-date 2012	203	19.8	274	26.8	285	27.8	141	13.8	121	11.8	1,024	561,990	620,062
Oshawa CMA													
January 2013	56	70.9	15	19.0	4	5.1	3	3.8	1	1.3	79	401,990	424,385
January 2012	70	70.7	18	18.2	6	6.1	1	1.0	4	4.0	99	382,990	405,983
Year-to-date 2013	56	70.9	15	19.0	4	5.1	3	3.8	1	1.3	79	401,990	424,385
Year-to-date 2012	70	70.7	18	18.2	6	6.1	1	1.0	4	4.0	99	382,990	405,983
Greater Toronto Area													
January 2013	107	14.3	128	17.1	165	22.1	206	27.5	142	19.0	748	635,990	752,764
January 2012	238	21.5	296	26.8	303	27.4	142	12.9	126	11.4	1,105	557,990	610,140
Year-to-date 2013	107	14.3	128	17.1	165	22.1	206	27.5	142	19.0	748	635,990	752,764
Year-to-date 2012	238	21.5	296	26.8	303	27.4	142	12.9	126	11.4	1,105	557,990	610,140

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
January 2013

Submarket	Jan 2013	Jan 2012	% Change	YTD 2013	YTD 2012	% Change
Toronto City	1,719,461	976,437	76.1	1,719,461	976,437	76.1
Toronto	2,224,681	--	n/a	2,224,681	--	n/a
East York	--	--	n/a	--	--	n/a
Etobicoke	1,626,641	1,254,962	29.6	1,626,641	1,254,962	29.6
North York	1,810,234	864,402	109.4	1,810,234	864,402	109.4
Scarborough	--	--	n/a	--	--	n/a
York	--	--	n/a	--	--	n/a
York Region	680,067	583,824	16.5	680,067	583,824	16.5
Aurora	--	--	n/a	--	--	n/a
East Gwillimbury	--	--	n/a	--	--	n/a
Georgina Township	385,323	368,833	4.5	385,323	368,833	4.5
King Township	796,354	--	n/a	796,354	--	n/a
Markham	697,534	543,378	28.4	697,534	543,378	28.4
Newmarket	--	516,486	n/a	--	516,486	n/a
Richmond Hill	860,493	694,017	24.0	860,493	694,017	24.0
Vaughan	767,989	726,925	5.6	767,989	726,925	5.6
Whitchurch-Stouffville	577,781	513,522	12.5	577,781	513,522	12.5
Peel Region	702,918	575,960	22.0	702,918	575,960	22.0
Brampton	602,322	562,898	7.0	602,322	562,898	7.0
Caledon	569,865	609,808	-6.6	569,865	609,808	-6.6
Mississauga	1,342,806	--	n/a	1,342,806	--	n/a
Halton Region	791,055	833,770	-5.1	791,055	833,770	-5.1
Burlington	--	536,930	n/a	--	536,930	n/a
Halton Hills	--	--	n/a	--	--	n/a
Milton	534,614	--	n/a	534,614	--	n/a
Oakville	700,854	1,112,808	-37.0	700,854	1,112,808	-37.0
Durham Region	493,731	469,202	5.2	493,731	469,202	5.2
Ajax	565,253	580,180	-2.6	565,253	580,180	-2.6
Brock	--	--	n/a	--	--	n/a
Clarington	386,710	384,250	0.6	386,710	384,250	0.6
Oshawa	437,617	389,747	12.3	437,617	389,747	12.3
Pickering	695,189	478,860	45.2	695,189	478,860	45.2
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	--	n/a	--	--	n/a
Whitby	475,673	431,218	10.3	475,673	431,218	10.3
Remainder of Toronto CMA	397,497	365,676	8.7	397,497	365,676	8.7
Bradford West Gwillimbury	431,800	431,365	0.1	431,800	431,365	0.1
Town of Mono	--	--	n/a	--	--	n/a
New Tecumseth	343,329	307,286	11.7	343,329	307,286	11.7
Orangeville	--	--	n/a	--	--	n/a
Toronto CMA	728,397	620,062	17.5	728,397	620,062	17.5
Oshawa CMA	424,385	405,983	4.5	424,385	405,983	4.5
Greater Toronto Area (GTA)	752,764	610,140	23.4	752,764	610,140	23.4

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto January 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	4,567	5.2	7,835	9,655	12,391	63.2	463,534	8.5	480,247
	February	7,032	12.2	7,925	12,684	13,005	60.9	502,508	10.6	497,704
	March	9,690	4.6	8,081	16,308	13,146	61.5	504,117	10.5	511,946
	April	10,350	14.5	8,221	16,436	13,444	61.1	517,556	8.4	508,210
	May	10,850	8.0	7,693	19,177	13,538	56.8	516,787	6.4	498,526
	June	9,422	-7.9	7,365	16,679	14,180	51.9	508,622	6.8	500,627
	July	7,570	-4.4	7,260	13,888	13,603	53.4	476,947	3.9	495,988
	August	6,418	-14.9	6,905	11,748	12,808	53.9	479,095	6.1	491,931
	September	5,879	-23.2	6,796	15,220	14,086	48.2	503,662	8.2	507,441
	October	6,896	-9.8	6,778	13,054	13,090	51.8	503,479	5.3	500,476
	November	5,793	-18.3	6,657	9,838	13,294	50.1	485,328	1.0	491,586
	December	3,690	-21.8	6,640	4,295	12,397	53.6	478,739	6.0	501,908
2013	January	4,375	-4.2	7,011	10,624	13,260	52.9	482,648	4.1	501,098
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2012	21,289	7.2		38,647			494,879	10.1	
	Q1 2013	N/A			N/A			N/A		
	YTD 2012	4,567	5.2		9,655			463,534	8.5	
	YTD 2013	4,375	-4.2		10,624			482,648	4.1	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
January 2013

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2012	January	556	10.1	865	1,073	1,232	70.2	316,394	4.7	322,285
	February	809	24.1	906	1,327	1,332	68.0	323,592	7.1	326,275
	March	1,128	15.0	898	1,722	1,302	68.9	327,630	8.6	328,761
	April	1,167	23.0	917	1,655	1,281	71.6	337,401	5.1	329,416
	May	1,183	13.8	885	1,749	1,322	66.9	339,086	7.3	332,787
	June	1,051	0.5	826	1,509	1,277	64.7	339,032	5.0	330,840
	July	925	9.0	871	1,306	1,372	63.4	334,783	3.0	328,553
	August	854	11.8	892	1,208	1,282	69.6	335,783	8.0	338,370
	September	729	-12.5	764	1,335	1,238	61.7	334,870	5.1	336,359
	October	797	5.0	851	1,140	1,254	67.8	335,818	5.7	335,609
	November	699	-4.8	816	909	1,202	67.9	335,697	6.8	340,626
	December	390	-20.7	694	416	1,100	63.1	324,743	4.7	335,642
2013	January	488	-12.2	755	989	1,150	65.7	331,514	4.8	337,175
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2012	2,493	16.6		4,122			323,814	7.2	
	Q1 2013	N/A			N/A			N/A		
	YTD 2012	556	10.1		1,073			316,394	4.7	
	YTD 2013	488	-12.2		989			331,514	4.8	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
January 2013

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	114.2	120.7	2,941	8.7	66.7	897
	February	595	3.20	5.24	114.7	121.5	2,940	8.7	66.6	895
	March	595	3.20	5.24	115.4	122.0	2,947	8.6	66.5	895
	April	607	3.20	5.44	115.8	122.4	2,956	8.5	66.5	898
	May	601	3.20	5.34	116.4	122.4	2,967	8.6	66.7	908
	June	595	3.20	5.24	116.8	121.7	2,982	8.7	67.0	910
	July	595	3.10	5.24	116.8	121.6	3,000	8.5	67.2	914
	August	595	3.10	5.24	117.2	121.8	3,016	8.5	67.4	912
	September	595	3.10	5.24	117.9	122.1	3,034	8.5	67.7	915
	October	595	3.10	5.24	118.2	122.3	3,049	8.6	68.0	913
	November	595	3.10	5.24	118.5	122.0	3,068	8.4	68.2	905
	December	595	3.00	5.24	118.7	121.4	3,075	8.3	68.2	900
2013	January	595	3.00	5.24		121.5	3,076	8.2	68.1	894
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
January 2013

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	114.2	120.7	197.6	7.4	69.6	891
	February	595	3.20	5.24	114.7	121.5	200.0	7.5	70.3	889
	March	595	3.20	5.24	115.4	122.0	199.6	8.0	70.5	896
	April	607	3.20	5.44	115.8	122.4	197.8	8.3	69.9	902
	May	601	3.20	5.34	116.4	122.4	195.1	8.5	69.1	910
	June	595	3.20	5.24	116.8	121.7	192.9	8.4	68.2	912
	July	595	3.10	5.24	116.8	121.6	191.3	8.6	67.6	919
	August	595	3.10	5.24	117.2	121.8	188.7	9.0	66.9	936
	September	595	3.10	5.24	117.9	122.1	188.2	9.1	66.7	950
	October	595	3.10	5.24	118.2	122.3	188.7	9.3	66.9	962
	November	595	3.10	5.24	118.5	122.0	191.8	9.2	67.9	958
	December	595	3.00	5.24	118.7	121.4	193.0	9.6	68.6	959
2013	January	595	3.00	5.24		121.5	194.2	9.6	68.9	949
	February									
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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